

ORPHAN ASYLUM'S PASSING

LANDMARK IN FIFTH-AVE. SOON TO BE
RAZED TO THE GROUND.THE SURPLISHED BOY CHOR WILL NOT
MARCH TO THE CATHEDRAL AFTER
THE REMOVAL TO FORDHAM.

No real estate transaction of recent years, perhaps, emphasizes more conclusively the northward trend of city growth than the negotiations for the sale of the Roman Catholic Orphan Asylum which are pending. For nearly half a century this imposing structure has been a conspicuous and familiar feature of

country was Mother Seton, daughter of an Episcopal clergyman associated at one time with Trinity Church. Two years after the erection of the Fifth-ave. asylum New-York indulged in a nine days' wonder. Ten blocks below the asylum, on the southeast corner of Forty-first-st. and Fifth-ave., Bryan Lawrence, a well known Irishman of that day, sold to William H. Vanderbilt for \$17,000 the waste land upon which the Vanderbilt house was erected. The public thought young Vanderbilt, then his father's pride, crazy to give such a sum for land so far outside the pale of civilization, while the luck of Lawrence in receiving so fabulous an amount was the envy of his contemporaries. The Vanderbilt property on that site to-day is worth \$5,000 a foot. Its sale was

O'Keefe, Augustin Walsh, James S. Coleman, Cornelius Callahan, Henry A. McAlenon, Thomas H. Kelly, George D. Mackay, Thomas J. Colton, George B. Coleman, Thomas J. O'Donnell, Francis Higgins, L. J. Callahan, Cornelius O'Reilly and James J. Traynor, general agent. "Our boys," said Sister Mary Martha, who has been for thirty-four years Mother of the institution, "never forget us. It's home to them, and they always come back to visit us. We all love the old house. We know every brick, every stone of the old building. We have grown up in the heart of Fifth-ave. wealth and refinement, and the influence has not been lost. Everything of importance that has passed in the avenue has been shared by the institution. Not a boy or member of the community failed to see Admiral Dewey. They talked of his coming for weeks. The Board of Managers are most liberal. They erected a stand for the Dewey parade and provided a caterer. We shall miss the old place sadly. The health of the institution is always



THE ORPHANS' RECREATION HOUR IN THE CENTRAL COURT OF THE ASYLUM.

Fifth-ave. Early in the next century it will be razed to make room for taxable property. The sum offered by the syndicate is understood to be \$2,500,000. The Union Club, it is said, has the option of purchasing from the syndicate a part of the Fifth-ave. frontage for the erection of a clubhouse. The sale is to include Boland Hall, a beautiful fireproof brick and stone structure which occupies the entire Madison-ave. front of the asylum lot. It is scarcely five years since Boland Hall was built at a cost of \$178,000. There are the schools, gymnasiums and manual training departments in which the boys of the orphan asylum are taught. It has one of the finest audience halls in the city. This building, together with the asylum, will be razed as soon as the new Catholic Orphan Asylum now in process of erection at Fordham is ready for occupancy. The contract states it will be habitable next June. Boland Hall was the outgrowth of a legacy of \$50,000 left to the asylum by Mr. Boland, a citizen of New-York, for the provision of manual training within fifty miles of the

foundation of the fortune of Lawrence, who died very rich.

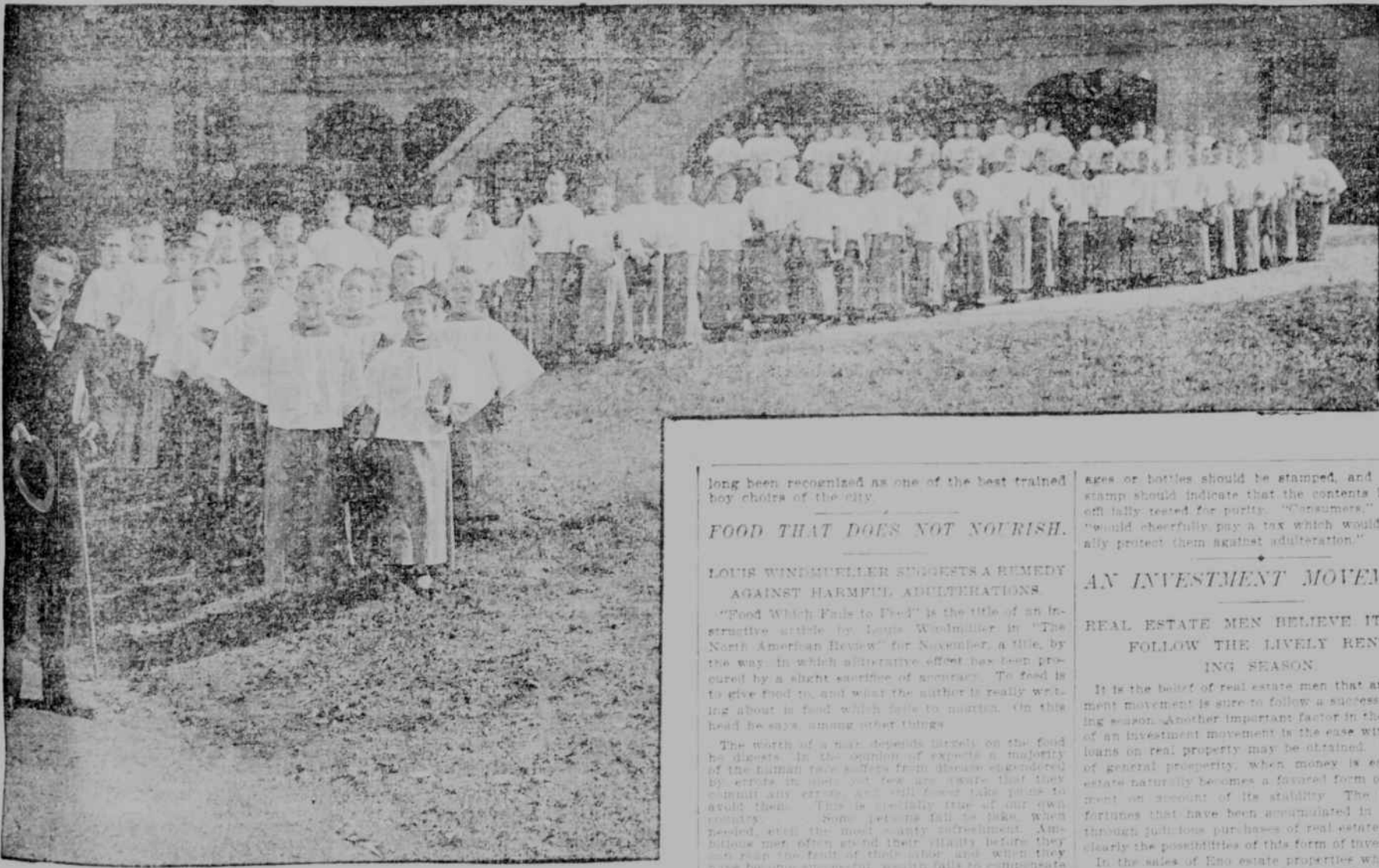
When the Vanderbilt mansions opposite the orphan asylum were erected the head of the family was much distressed lest the grounds should not be kept in good order, and thus detract from the splendor of his view. It was rumored at one time that he offered the asylum authorities \$1,000,000 for the grounds, and proposed to convert them into a park. Continuous residence, however, proved to him that the same spirit that has ever animated the monastic orders of the Old World to make "the desert bloom as a rose" was the birthright of the Sisterhood. Few private grounds in the avenue have been more attractive in sword, tree and flower plot than those that enclose the home of the orphans. The Vanderbilts have never failed to express their appreciation, and every year they purchase \$50 worth of flowers for the annual orphan benefit, which was inaugurated by the late Augustin Daly. The Roman Catholic Orphan Asylum is the only institution of the kind in the city exempt from

good. We have an infirmary ward, but it is seldom occupied. Only the beauty of the new site, affording as it will large gymnasium and ball ground, recouls us to leaving Fifth-ave., where we have all been so well and happy and had such considerate neighbors.

Six months ago the site of the new asylum was purchased for \$200,000. It is historic ground. It was Washington's headquarters, and the mound from which his staff kept watch on the movements of the forces in New-Jersey and Long Island will be left intact. The property adjoins the Webb House for Soldiers. The new structure, which will cost when completed \$1,000,000, provides also for the girl orphans, who are not cared for in the fine structure covering the east side of Madison-ave. between Fifty-first and Fifty-second sts. With the passing of the orphan asylum a local bit of coloring, to which the neighborhood has become attached, will vanish, namely, the long procession on Sundays and F. days to and from the asylum and the cathedral of the surplished boy choir. A hundred strong, in their black red and purple cassocks, they left a picturesque odor to the streets, as did their fresh young voices volume to the choral responses of the Cathedral service. The choir of the Cathedral is made up wholly of the orphan boys, and has

A FAMILIAR SUNDAY MORNING SCENE ON FIFTH-AVE.

When the Orphan Choir marches from the Asylum to the Cathedral.



long been recognized as one of the best trained boy choirs of the city.

FOOD THAT DOES NOT NOURISH.

LOUIS WINSTON SUGGESTS A REMEDY
AGAINST HARMFUL ADULTERATIONS.

"Food Which Fails to Feed" is the title of an instructive article by Louis Winston in "The North American Review" for November, a title, by the way, in which alternative effect has been produced by a slight sacrifice of accuracy. To feed is to give food to, and what the author is really writing about is food which fails to nourish. On this head he says, among other things:

The worth of a man depends largely on the food he takes. A portion of experts a majority of the human race suffers from diseases engendered by errors in diet, not few are aware that food should be nutritious, and that it should be so to avoid disease. This is especially true of our own country. Some persons fall into the trap of eating food which is not nutritious, and which they believe to be healthy. The best beverage is water, fresh from a spring or well not contaminated by sewage. After water, consider these beverages when taken in moderation, as the most wholesome for adults: light, pure natural wine, containing not over 10 per cent of alcohol, seasoned spirits, distilled from cereals or grapes, and diluted with water; coffee from good berries, freshly roasted and freshly ground, pure beer made of barley, hops and water, containing not over 3 per cent of alcohol.

In regard to alcohol, there can be only one opinion, that persons should abstain from it. We are too weak to restrain their appetite. Two-thirds of our physicians have testified that a temperate use of spirits is more apt to improve than to injure health. As much, if not more, harm is done by the adulteration of liquor sold in large quantities.

A considerable portion of the milk sold in large cities has been found to be adulterated. The adulteration is done by which it becomes less nourishing. Glucose made from potato starch and water, a process by which it is made to have a flavor like the popular summer drink. A similar indigestible compound is used to make a milk which is more palatable. A portion of it is often substituted for acetic acid to acidify vinegar, and a large portion of adulterated food and drink used in our country is adulterated.

ages or bottles should be stamped, and that the stamp should indicate that the contents had been officially tested for purity. "Consumers," he says, "would cheerfully pay a tax which would effectually protect them against adulteration."

AN INVESTMENT MOVEMENT.

REAL ESTATE MEN BELIEVE IT WILL
FOLLOW THE LIVELY RENT-
ING SEASON.

It is the belief of real estate men that an investment movement is sure to follow a successful renting season. Another important factor in the growth of an investment movement is the ease with which loans on real property may be obtained. In times of general prosperity, when money is easy, real estate naturally becomes a favored form of investment, and the result is a general movement of investment that has been accumulated in this city through the possibilities of this form of investment.

In the sales of real estate property which have been held in the last year the competition of outside buyers has been diminished by the fact that the holders themselves entered into the bidding and were the buyers of many tracts. This is significant as indicating that these men have confidence in the value of their holdings as investments and are loath to let an ever for the sake of a present profit, which in some instances would have been large.

Vague stories have been printed from time to time to the effect that William Waldorf Astor would dispose of his holdings of real estate in this city. Mr. Astor's representatives have been charged with such statements as absurd. Mr. Astor, like other large owners of New-York realty, is apparently well satisfied with his investments. Indeed, he is content in many cases to let his property remain idle and unimproved, satisfied with the increment on the land.

FORTUNES AGAIN TO BE MADE.

It is a common mistake to look on the past as a time of great possibilities while deprecating the present and the future. Fortunes will again be made in real estate, and there are in New-York to-day many men who by judicious and careful buying of property are laying the foundations of wealth.

It will be argued, of course, that land in New-York has increased in value to such an extent that none but the rich can afford to purchase it. This is true of certain parts. The small operator cannot hope to acquire lots in the favored parts of Broadway, Fifth-ave. and many other sections of the city. Nor did the men who to-day owe their success to investments in real estate begin by buying where congestion of population was so great as to make

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without musical knowledge.

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We have published from time to time letters from the world's great musicians giving the Æolian the strongest possible endorsement. These endorsements have awarded it unequalled artistic status.

The practical advantages of the Æolian to the musical layman appeal more forcibly, however, when they are described by the owners themselves. We therefore reproduce a series of letters from our patrons, whose opinions of the Æolian are based upon a close association with the instruments in their homes. The letter given here is from a prominent author and playwright.

Enthusiasm is a feature of the endorsements received from both the private individual and the musician. This is evidence that their investigation of the Æolian has resulted in profit to them.

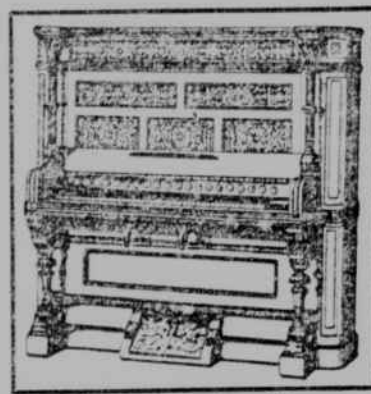
It costs nothing to investigate our instruments. They are gladly shown to the merely curious as well as to intending purchasers.

Letter from a prominent Author and Playwright.

"AFTER three years' experience with an Æolian Grand, I am more than ever convinced of its value. While it is possible after a few weeks' practice to acquire sufficient skill to render the most formidable musical compositions with the proper variations in tempo and stress—the performer never ceases to make progress, and soon perceives that the field before him is continually widening, and that industry and study yield results he never dreamed were possible with the instrument.

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Note.—The Æolian plays all classes of music, making instantly and always available any selection you may desire to hear, played just as you desire to hear it played, for the expression is under the absolute control of the player. The Æolian can be played by any one. It requires no musical knowledge whatever on the part of the performer.

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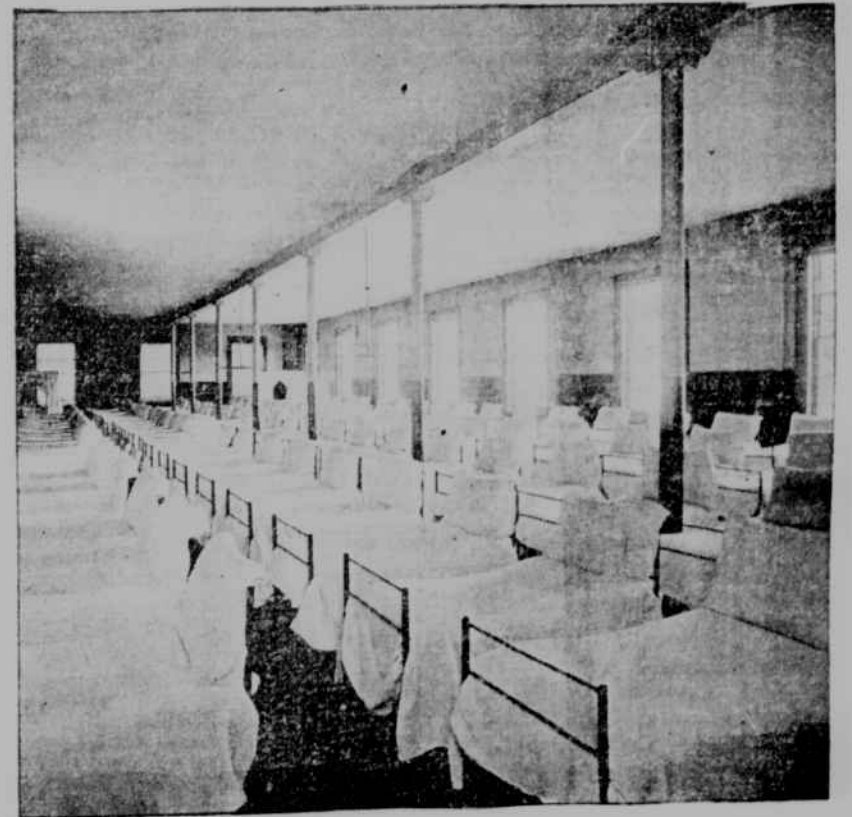
1. It is pre-eminently the finest in the land, in the plain as well as the extremely artistic lines.
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(Adjoining Eden Museum.)

O. Lockwood, Andrew H. Green and John Maxwell Lummis are appointed as executors of the will. The will contains requests to charitable institutions and to certain family servants. Among them are gifts of \$200 to the New-York Foundling Asylum, \$250 to St. Vincent's Hospital, \$100 to St. Joseph's



ONE OF THE DORMITORIES.

Each orphan has his own bed.

city. A tract of land known as "Boland Farm" was purchased by the authorities near Peekskill, N. Y., from the city made it impracticable. When Boland Farm was subsequently discovered in the farm it was sold at a profit of \$7,500. The original sum and profit the asylum trustees added some \$120,000, and Boland Hall took its present shape, one of the most substantial and best equipped schools of the city.

Early in the city gave the Roman Catholic the present site—bounded by Fifth-ave., Fifty-first and Fifty-second sts. and Madison-ave.—for the erection of an asylum. At the same time the Episcopians received the land now occupied by St. Luke's Hospital and now the home of the University Club. So remote was this waste land that any one could have said that it was a rocky, barren and rude landscape. That part of the city remained for many years unimproved. For a radius of more than half a mile there was nothing but fields. In 1822 the asylum was incorporated and began the erection of the structure with which all New-York Roman Catholics cared for their orphans in a building in Princeton. The work was instituted by Archbishop Hughes, who put in charge the Sisters of Charity, whose founder in this

court commitments. It receives no material aid from the city. It relies almost wholly on voluntary contributions and annual collections contributed by all the Catholic parishes of New-York City. It has been the recipient of many legacies and bequests. No children of illegitimate or questionable birth are admitted. Orphans are accepted on the recommendation of a Catholic clergyman. It knows, however, no creed in its charity. Clothes are provided by the institution, when there are no other provisions made by relatives or friends. There is no uniform save that worn in military drill. Children from three to eleven years are received, but none are kept after their fourteenth year. There are at present five hundred and fifty boys in the institution.

Coming so early under the unflinching influence of the Sisters of Charity, they are susceptible to the making of good citizens, and their services are eagerly sought by leading banking, legal and mercantile houses. More than one orphan had made his way to the bar, the priesthood and into musical circles, while not a few are to-day among the guardians of the peace. Their training is under the control of forty Sisters. The building is graded according to the public school system, and are yearly inspected by the City Superintendent, as provided by law. The financial part of the institution is controlled by a board which includes John C. McCarthy, Morgan J. O'Brien, John D. Crimmins, John H. Spellman, Joseph F. Daly, William Hildreth Field, Dr. John A. McCreery, Stephen Farrelly, Francis C. Travers, Forbes J. Hennessy, John G.